008.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,022,100 / 1,022,100
					USE VALUE:	1,022,100 / 1,022,100
					ASSESSED:	1,022,100 / 1,022,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUBINO MAURICE JAMES/TRUSTEE
Owner 2:	MAURICE JAMES RUBINO 2017
Owner 3:	FAMILY TRUST
Street 1:	68 FREEMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RUBINO JAMES J /LIFE ESTATE -
Owner 2:	-
Street 1:	68 FREEMAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,300 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3018 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4300.000	576,600	6,300	439,200	1,022,100
Total Card	0.099	576,600	6,300	439,200	1,022,100
Total Parcel	0.099	576,600	6,300	439,200	1,022,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.67 | /Parcel: 338.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	7496
GIS Ref	
GIS Ref	
Insp Date	11/01/17

!805!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	576,700	6300	4,300.	439,200	1,022,200	1,022,200	Year End Roll	12/18/2019
2019	104	FV	429,500	6300	4,300.	466,600	902,400	902,400	Year End Roll	1/3/2019
2018	104	FV	426,000	5100	4,300.	340,400	771,500	771,500	Year End Roll	12/20/2017
2017	104	FV	400,500	5100	4,300.	296,500	702,100	702,100	Year End Roll	1/3/2017
2016	104	FV	400,500	5100	4,300.	252,500	658,100	658,100	Year End	1/4/2016
2015	104	FV	358,500	5100	4,300.	247,000	610,600	610,600	Year End Roll	12/11/2014
2014	104	FV	358,500	5100	4,300.	203,100	566,700	566,700	Year End Roll	12/16/2013
2013	104	FV	372,400	5100	4,300.	193,200	570,700	570,700		12/13/2012

PRINT

Date	Time
12/10/20	16:31:25

LAST REV

Date	Time
06/18/19	11:46:15
danam	
805	

USER DEFINED

Prior Id # 1:	7496
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUBINO JAMES J	1508-41		5/18/2017	Convenience	99	No	No		James Rubino d.o.d. 12/25/2014 bk 1315 pg 148
RUBINO JAMES J	1315-148		2/23/2006	Family	100	No	No		
	713-53		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2019	430	Redo Kit	3,500	C				
9/12/2016	2162	Insulate	7,400	C				
10/19/2011	1316	Redo Kit	89,800	C				ADD 3/4BATH TO ATT
9/12/2003	768	Redo Bat	7,500			G6	GR FY06	
1/8/1998	12	Redo Bat	12,500					REMODEL BATH-AD12X
1/7/1998	11	Redo Kit	4,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2017	Inspected	BS	Barbara S
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/30/2012	Info Fm Prmt	BR	B Rossignol
3/31/2009	Meas/Inspect	189	PATRIOT
9/23/1999	Meas/Inspect	264	PATRIOT
8/25/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4300		Sq. Ft.	Site		0	80.	1.28	1									439,199						439,200	

Total AC/HA: 0.09871 | Total SF/SM: 4300 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 439,199 | Spl Credit | Total: 439,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	40
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06338584
Const Adj.:	0.98990101
Adj $ / SQ:	178.950
Other Features:	135423
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708347
Depreciation:	131753
Depreciated Total:	576594

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

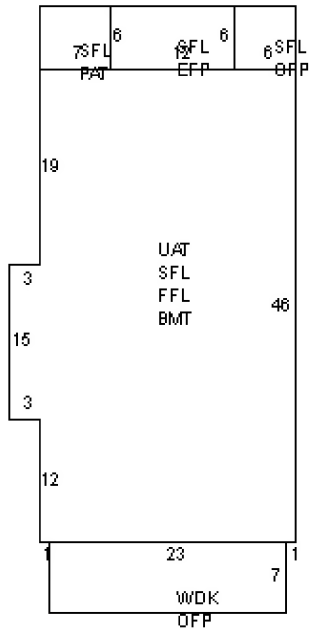
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.95
Special Features:	0	Val/Su Net:	127.96
Final Total:	576600	Val/Su SzAd	227.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,345	178.950	240,688
BMT	Basement	1,195	60.660	72,494
FFL	First Floor	1,195	178.950	213,845
UAT	Upper Attic	299	114.530	34,215
OFP	Open Porch	197	24.620	4,851
WDK	Deck	161	12.090	1,946
EFP	Enclos Porch	72	64.380	4,635
PAT	Patio	42	5.940	249
	Net Sketched Area:	4,506	Total:	572,923

Size Ad	2540	Gross Are	5402	FinArea	3018

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
UAT	100	FLA	80	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100
2	Frame Shed	D	Y	1	8X12	A	AV	2016	0.00	T	2.4	104						
19	Patio	D	Y	1	20X20	A	AV	2014	3.19	T	5	104			1,200			1,200

More:	N	Total Yard Items:	6,300	Total Special Featues:		Total:	6,300